

CITY OF EVERETT ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instruction to Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site", should read as "proposal", "proposer", and "affected geographic area", respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Builders Investment Group
Comprehensive Plan Amendment.
2. Name of applicant: Builders Investment Group

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3. Address and phone number of applicant and contact person:

APPLICANT: Builders Investment Group
Larry Kiel
12728 Bothell-Everett HWY, Suite 102
Everett, WA 98208

CONTACT: Insight Engineering Company
P.O. BOX 1478
Everett WA 98206
(425) 303-9363

4. Date checklist prepared:

June 9, 2016

5. Agency requesting checklist:

CITY OF EVERETT

6. Proposed timing or schedule (including phasing, if applicable):

CONSTRUCTION IN 2017, FOLLOWING APPROVAL OF THIS
COMPREHENSIVE PLAN AMMENDMENT AND REZONE. THE PROJECT WILL
BE COMPLETED IN ONE PHASE.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes explain.

ONCE THE PROPERTY IS REZONED, IT WILL BE INCORPORATED INTO A
DEVELOPMENT PROPOSAL.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A WETLAND REPORT HAS BEEN PREPARED BY WETLANDS RESOURCES
AND IS INCLUDING WITH THIS SUBMITTAL.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes explain.

NO OTHER APPLICATIONS ARE PENDING AT THIS TIME FOR THIS
PROPERTY.

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TO BE COMPLETED BY APPLICANT

10. List any governmental approvals or permits that will be needed for your proposal, if known.

THIS IS A NON-PROJECT PROPOSAL FOR A COMPREHENSIVE PLAN AMMENDMENT AND CONCURRENT REZONE. SUBSEQUENT TO APPROVAL, FULL CONSTRUCTION PLANS FOR A PARKING LOT AND SMALL OFFICE BUILDING WILL BE SUBMITTED FOR APPROVAL. APPROVALS WILL INCLUDE STORM DRAINAGE AND GRADING REVIEW AND PERMITTING.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

THE PROPOSAL IS FOR A COMPREHENSIVE PLAN AMMENDMENT AND CONCURRENT REZONE FOR THE 0.49 ACRE SITE.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

THE SITE IS LOCATED IN THE NE ¼ OF THE SE ¼ OF SEC.30, T.28N, R5E, W.M. AT 12704 BOTHELL-EVERETT HWY, EVERETT WA 98208. TAX ACCOUNT NUMBER: 28053000400200.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: _____.

b. What is the steepest slope on the site (approximate percent slope)?

THE STEEPEST SLOPES ARE APPROXIMATELY 6% ON THE PROPERTY.

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c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

ALDERWOOD-URBAN LAND COMPLEX AS PER THE SOIL
CONSERVATION SERVICE SOIL SURVEY OF SNOHOMISH
COUNTY.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

THERE DOES NOT APPEAR TO BE ANY HISTORY OF
UNSTABLE SOILS IN THE IMMEDIATE VICINITY OF THE SITE.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

AS A NON-PROJECT PROPOSAL, THERE IS NO GRADING
REQUIRED.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

AS A NON-PROJECT PROPOSAL, THERE IS NO CLEARING
AOR CONSTRUCTION REQUIRED.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

AS A NON-PROJECT PROPOSAL, THERE IS NO PAVING
PROPOSED WITH THIS SUBMITTAL. THE EXISTING USE
INCLUDES A HOUSE, OUTBUILDINGS AND PAVED AND
GRAVEL AREAS, WHICH REPRESENT A SIGNIFICANT
PORTION OF THE PROPERTY.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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AS A NON-PROJECT PROPOSAL, THERE WILL BE NO IMPACT
TO AIR QUALITY.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE

3. Water

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

YES. A WETLAND IS LOCATED IMMEDIATELY NORTH OF THE SITE. BUFFERS FROM THE WETLAND EXTEND ONTO THE SITE AND WILL AFFECT THE ULTIMATE DEVELOPMENT OF THE SITE.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

AS A NON-PROJECT ACTION, NO. THE ULTIMATE DEVELOPMENT OF THE SITE WILL REQUIRE WORK WITHIN 200 FEET OF THE WETLAND LOCATED TO THE NORTH. PLANS HAVE BEEN PROVIDED OF WHAT THAT DEVELOPMENT IS PROPOSED TO BE.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO.

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5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals: _____ agricultural: etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NOT APPLICABLE

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NOT APPLICABLE

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

NONE

4. Plants

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a. Check or circle types of vegetation found on the site:

- XX deciduous tree: alder, maple, aspen, other: APPLE
XX evergreen tree: fir, cedar, pine, other: HEMLOCK
XX shrubs
XX grass
_____ pasture
_____ crop or grain
_____ wet soil plants, buttercup, bulrush, skunk
_____ cabbage, SOFT RUSH, VELVET GRASS
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

NONE

c. List threatened or endangered species known to be on or near the site.

NONE KNOWN.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

THE COMPREHENSIVE PLAN AMMENDMENT AND REZONE
WILL NOT ALTER THE LANDSCAPING. ULTIMATE
DEVELOPMENT OF THE SITE WILL. THE ULTIMATE
CONSTRUCTION OF A PARKING LOT HERE WOULD INCLUDE
LANDSCAPING AND WETLAND BUFFER MITIGATION.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: CROW, ROBIN, SPARROW
Mammals: deer, bear, And elk, beaver, other: RODENTS AND
SQUIRRELS
fish: salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

THERE ARE NO KNOWN THREATENED OR ENDANGERED
SPECIES ON OR NEAR THIS SITE.

c. Is the site part of a migration route? If so, explain.

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ALL OF WESTERN WASHINGTON IS LOCATED IN THE
PACIFIC FLYWAY. THIS SITE IS NOT A SIGNIFICANT FACTOR
IN THE PACIFIC FLYWAY.

d. Proposed measures to preserve or enhance wildlife, if any:

NONE PROPOSED WITH THIS NON-PROJECT ACTION.
ULTIMATE CONSTRUCTION OF A PARKING LOT WITH SMALL
OFFICE BUILDING AT THIS LOCATION WOULD INCLUDE
ENHANCEMENT OF THE WETLAND BUFFER AND PROVISION
OF LANDSCAPING.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will
be used to meet the completed project's energy needs? Describe
whether it will be used for heating, manufacturing, etc.

NONE

b. Would your project affect the potential use of solar energy by adjacent
properties? If so, generally describe.

NO EFFECT.

c. What kinds of energy conservation features are included in the plans of
this proposal? List other proposed measures to reduce or control energy
impacts, if any:

NONE, NOT APPLICABLE

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic
chemicals, risk of fire and explosion, spill, or hazardous waste, which could
occur as a result of this proposal? If so, describe.

NO

1) Describe special emergency services that might be required.

NONE

2) Proposed measures to reduce or control environmental health hazards,
if any:

NONE

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b. Noise

1) What type of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)?

NONE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

AS A NON-PROJECT ACTION THIS IS NOT APPLICABLE .

3) Proposed measure to reduce or control noise impacts, if any:

NONE

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

THE SITE IS CURRENTLY A SINGLE FAMILY DETACHED HOME. NORTH OF THE SITE IS A WETLAND AND DETENTION PONDS FOR THE HIGHWAY; WEST OF THE SITE IS A SINGLE FAMILY NEIGHBORHOOD WHICH TAKES ACCESS FROM A DIFFERENT ROAD; SOUTH OF THE SITE IS THE HEALTH CLINIC FOR WHICH THE ULTIMATE USE OF THIS SITE AS A PARKING LOT IS PROPOSED; EAST OF THE SITE IS THE BOTHELL EVERETT HIGHWAY, AND EAST OF THAT ARE COMMERCIAL USES.

b. Has the site been used for agriculture? If so describe.

TO OUR KNOWLEDGE THIS SITE HAS NOT BEEN USED FOR AGRICULTURE.

c. Describe any structures on the site.

THE EXISTING SITE CONTAINS A SINGLE RESIDENTIAL DWELLING AND OUTBUILDINGS.

d. Will any structures be demolished? If so, what?

AS A NON-PROJECT ACTION, NOTHING WILL BE DEMOLISHED. THE ULTIMATE DEVELOPMENT OF THIS SITE AS A PARKING LOT WITH SMALL OFFICE BUILDING WILL

REQUIRE DEMOLITION OF THE EXISTING HOME AND
OUTBUILDINGS.

e. What is the current zoning classification of the site?

1.3 Single Family Detached

f. What is the current comprehensive plan designation of the site?

1.3.

g. If applicable, what is the current shoreline master program designation of the site?

NO SHORELINE DESIGNATION.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO.

i. Approximately how many people would reside or work in the completed project?

NONE

j. Approximately how many people would the completed project displace?

NONE.

k. Proposed measures to avoid or reduce displacement impacts, if any:

NONE.

l. Proposed measure to ensure the proposal is compatible with existing and projected land uses and plans, if any:

THE PROPOSAL IS FOR AN AMENDMENT TO THE
COMPREHENSIVE PLAN TO EXTEND THE EXISTING
DESIGNATION SOUTH OF THE SITE NORTH TO INCLUDE THIS
SITE. A NARRATIVE ANALYSING COMPLIANCE WITH THE
GOALS AND POLICIES OF THE COMPREHENSIVE PLAN IS
INCLUDED WITH THIS SUBMITTAL.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

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NONE.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NOT APPLICABLE.

- c. Proposed measures to reduce or control housing impacts, if any:

NONE.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

NOT APPLICABLE.

- b. What views in the immediate vicinity would be altered or obstructed?

NONE.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

NONE.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NONE.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

- c. What existing off-site sources of light or glare may affect your proposal?

THE PRIMARY OFF-SITE SOURCE OF LIGHT AND GLARE
WOULD BE FROM VEHICLES TRAVELING ALONG THE
BOTHELL EVERETT HIGHWAY.

- d. Proposed measures to reduce or control light and glare impacts, if any:

NONE.

12. Recreation

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- a. What designated and informal recreational opportunities are in the immediate vicinity?

COUNTY PARKS, GOLF COURSES, PLAYGROUNDS AT SCHOOL FACILITIES, BOATING AND WATER RELATED ACTIVITIES ARE AVAILABLE IN THE AREA.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NONE ARE DISPLACED.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NONE.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

THERE ARE NO KNOWN AREAS RESERVED FOR PRESERVATION.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific or cultural importance known to be on or next to the site.

THERE ARE NO KNOWN HISTORIC, ARCHEOLOGICAL OR SCIENTIFIC ARTIFACTS ON SITE.

- c. Proposed measures to reduce or control impacts, if any:

AS A NON-PROJECT ACTION, THERE IS NO POTENTIAL TO DAMAGE ARCHEOLOGICAL ARTIFACTS. WHEN THE PARKING LOT IS CONSTRUCTED ON THE SITE, TYPICAL PRECAUTIONS WILL BE EMPLOYED TO PREVENT DAMAGE OF ARTIFACTS.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
THE SITE FRONTS ON THE BOTHELL-EVERETT HIGHWAY AND TAKES LEGAL ACCESS THERE.

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

THE SITE IS CURRENTLY SERVED BY PUBLIC TRANSIT. COMMUNITY TRANSIT PROVIDES SERVICE APPROXIMATELY 0.38 MILES AWAY AT 121st ST SE & 17th AVE SE.

c. How many parking spaces would the completed project have? How many would the project eliminate?

THIS NON-PROJECT ACTION WILL NOT INCLUDE THE CONSTRUCTION OR ELIMINATION OF PARKING SPACES. THE ULTIMATE PROJECT, A PARKING LOT, WILL EXIST TO PROVIDE PARKING. 32 SPACES ARE ANTICIPATED.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NOT APPLICABLE

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO.

b. Proposed measures to reduce or control direct impacts on public services, if any.

NONE.

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16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

CABLE TELEVISION.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

AS A NON-PROJECT ACTION, NO UTILITIES ARE REQUIRED.

C. SIGNATURE

The above answers are true and correct to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Layton

Date Submitted: 6-9-2016

D. Supplemental Sheet for Non-project Actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

THE SITE IS CURRENTLY HEAVILY PAVED, BUT THE CONSTRUCTION OF A PARKING LOT WOULD REPRESENT AN INCREASED AREA OF IMPERVIOUS SURFACES. THIS WOULD INCREASE THE AMOUNT OF STORMWATER RUNOFF. WITH MANY MORE CARS PARKED HERE, MORE POLLUTION AND NOISE WOULD BE GENERATED.

Proposed measures to avoid or reduce such increases are:

CODE REQUIRES DETENTION OF STORM WATER & TREATMENT OF RUNOFF. NOISE INCREASE WOULD BE MINIMAL.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

IF A PARKING LOT AND SMALL OFFICE BUILDING WERE BUILT ON THE SITE AS A RESULT OF THE REZONE, AN INCREASE IN POLLUTION AT THE SITE WOULD OCCUR.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

WATER QUALITY MEASURES WOULD BE EMPLOYED TO REMOVE POLLUTANTS FROM DISCHARGED STORM WATER.

3. How would the proposal be likely to deplete energy or natural resources?

IF A PARKING LOT AND SMALL OFFICE BUILDING WERE BUILT, ASPHALT AND CONCRETE PRODUCTS WOULD BE USED.

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Proposed measures to protect or conserve energy and natural resources are:

NONE.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

IF A PARKING LOT AND SMALL OFFICE BUILDING WERE CONSTRUCTED ULTIMATELY ON THIS SITE, THERE WOULD BE NO INCREASED IMPACT TO ENVIRONMENTALLY SENSITIVE AREAS.

Proposed measures to protect such resources or to avoid or reduce impacts are:

IF THE SITE WERE DEVELOPED FOLLOWING THE REQUESTED REZONE, A BUFFER WOULD BE PLACED AGAINST THE WETLAND NORTH OF THE SITE.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

THERE WOULD BE NO IMPACT TO SHORELINES. THE REQUEST WOULD NOT ADVERSELY IMPACT ADJACENT LAND USE.

Proposed measures to avoid or reduce shoreline and land use impacts are:

LANDSCAPING AND THE PROVISION OF WETLAND BUFFERS.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

IT WOULD NOT.

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

IT WOULD NOT.